

Message Text

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FM AMEMBASSY LAGOS

TO SECSTATE WASHDC 2766

INFO AMCONSUL IBADAN

AMCONSUL KADUNA

UNCLAS LAGOS 0357

FOR MEPD

E.O. 11652: N/A

TAGS: BEXP, ECRE, UNDP, NI

SUBJECT: MAJOR PROJECT: LAGOS REDEVELOPMENT:

ISALE-EKO URBAN RENEWAL SCHEME

SUMMARY: LAGOS STATE CALLING FOR BRIEF PREQUALIFICATION STATEMENTS (COMPANY DESCRIPTION AND REDEVELOPMENT EXPERIENCE) FROM CONSULTANT FIRMS BY FEBRUARY 21 FOR SUBJECT PROJECT, FIRST OF SIX REDEVELOPMENT PROJECTS PLANNED FOR LAGOS ISLAND BY 1979 UNDER LAGOS METROPOLITAN MASTER PLAN PROJECT. AFTER PREQUALIFICATION FIRMS WILL BE SHORTLISTED AND PROVIDED WITH DETAILED TERMS OF REFERENCE FOR PROPOSALS. 15 COPIES OF CALL POUCHED MEPD JANUARY 9. END SUMMARY.

1. LAGOS STATE MINISTRY OF WORKS AND PLANNING HAS SENT EMBASSY ONE COPY WITH MAP OF ITS CALL FOR PREQUALIFICATION SUBMISSIONS FROM CONSULTANTS EXPERIENCED IN URBAN RENEWAL/REDEVELOPMENT SCHEMES AND INTERESTED IN COMPETING FOR SUBJECT PROJECT, WHICH CALL DESCRIBES AS FIRST OF SIX REDEVELOPMENT PROJECTS PLANNED BY 1979 FOR LAGOS ISLAND ALONE UNDER LAGOS METROPOLITAN MASTER PLAN PROJECT. THE SIX REDEVELOPMENT AREAS COVER ALL OF LAGOS ISLAND, WHICH CONTAINS MOST GOVERNMENT, COMMERCIAL AND BANKING ESTABLISHMENTS IN LAGOS AS WELL AS SOME DETERIORATING RESIDENTIAL AREAS. UNDP RPT UNDP COLLOBRATING WITH FMG AND UNCLASSIFIED

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LAGOS STATE ON OVERALL PROJECT.

2. ISALE-EKO SEGMENT IS PIE-SHAPED WEDGE IN NORTHWEST CORNER OF ISLAND MEASURING ROUGHLY ONE MILE BY ONE-HALF MILE WITH THIN END AT TINUBU SQUARE. BOUNDARY RUNS FROM SQUARE NORTHWEST ALONG MAIN ARTERY TO CARTER BRIDGE, EAST AND SOUTH ALONG LAGOS SHORELINE TO SMALL BAY WHICH TO BE FILLED IN, THEN BACK TO TINUBU SQUARE. EKO IS YORUBA NAME FOR LAGOS AND ISALE-EKO SEGMENT INCLUDES SITE OF ORIGINAL YORUBA SETTLEMENT OF EARLY 17TH CENTURY. IT CONTAINS HISTORIC AND RELIGIOUS SHRINES AND TRADITIONAL MARKETS BUT IS MOSTLY A RATHER SQUALID RESIDENTIAL AREA OF OLD ONE AND TWO-STORY BUILDINGS WITH POPULATION OF 100-120,000 AND DENSITY OF 1,500-2,000 PERSONS PER HECTARE.

3. ACCORDING TO MINISTRY'S CALL, REDEVELOPMENT SCHEME WILL PROVIDE FOR FOLLOWING (VERBATIM EXTRACTS):

A. FRAMEWORK OF REDEVELOPMENT AND UPGRADING TO MEET THE NECESSARY ENVIRONMENTAL REQUIREMENTS:

B. DEVELOPMENT PATTERN HARMONIZED WITH BOTH OVERALL DEVELOPMENTS IN LAGOS METROPOLITAN AREA AND OTHER MAJOR URBAN RENEWAL SCHEMS OR DEVELOPMENTS WITHIN THE CITY OF LAGOS:

C. PROJECT WHICH IS SENSITIVE TO PROBLEMS OF HOUSING AND REHOUSING OF INHABITANTS, THEIR EMPLOYMENT ACTIVITIES, LIFE STYLE AND BASIC NEEDS.

4. SCOPE OF WORK WILL COVER THE PHYSICAL, SOCIO-ECONOMIC AND CULTURAL ASPECTS OF DEVELOPMENT OF THE AREA. SELECTED CONSULTANTS, COORDINATING WITH THE MINISTRY, WILL PREPARE COMPREHENSIVE AND INTEGRATED URBAN RENEWAL/REDEVELOPMENT PROJECT DESIGNED TO PRESERVE NATURAL AND HISTORIC AMENITIES, IDENTIFY PHYSICAL, SOCIO-ECONOMIC AND CULTURAL DEVELOPMENT POTENTIALS, TO PROVIDE FOR A PLANNED PHYSICAL PATTERN OF DEVELOPMENT, TO SERVE AS FRAMEWORK OF INVESTMENT DECISIONS IN THE AREA AND AS OPERATIONAL TOOL. CONSULTANTS PROPOSAL MUST CONFORM WITH LAGOS METROPOLITAN MASTER PLAN GUIDELINES AND BE INTEGRAL PART OF IT. CONSULTANTS SHALL COLLECT ALL RELEVANT DATA AND INFORMATION AS WELL AS CONDUCT ALL NECESSARY SURVEYS NEEDED FOR THE JOB. CONSULTANTS REVIEW AND ANALYSIS OF EXISTING SITUATION WILL INCLUDE BUT NOT BE LIMITED TO NATURAL CHARACTER-

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ISTICS, PRESERVATION ELEMENTS, LIFE STYLE, URBAN FUNCTIONS, LAND AND ITS USAGE, HOUSING, SERVICES, UTILITIES AND PLANNING CONTROL.

5. CONSULTANTS WOULD BE EXPECTED TO MAKE PROPOSALS AND RECOMMENDATIONS FOR PRESERVATION OF VALUED FEATURES, PHYSICAL DEVELOPMENT PATTERN (LAND USE PLANS AND LAYOUTS SCALE 1:5,000 AND 1:1,200), PHYSICAL DEVELOPMENT SCHEME (RENEWAL, CLEARANCE, REHABILITATION), INFRASTRUCTURE (WATER, SEWERS, POWER, ETC.), TRANSPORTATION AND

TRAFFIC SYSTEMS, SOCIAL SERVICES, HUMAN ENVIRONMENT.

6. CONSULTANTS RESPONSIBLE FOR GIVING DETAILED PROGRAM AND PHASES OF THE IMPLEMENTATION OF THEIR PROPOSALS WHEN APPROVED, WHICH WILL INCLUDE THE FINANCIAL AND ADMINISTRATIVE ASPECTS OF PROJECT. ECONOMIC ANALYSIS MUST INCLUDE CAPITAL AND OPERATIONAL COSTS OF MAJOR COMPONENTS TO BE IMPLEMENTED AT FIRST PHASE. DIRECT AND INDIRECT BENEFITS AND EFFECTS ON SOCIAL AND EMPLOYMENT ASPECTS OF THE PEOPLE WILL BE INVESTIGATED. FINALLY, CONSULTANTS WILL PROPOSE ORGANIZATIONAL MACHINERY FOR SUCH AN URBAN UNDERTAKING.

7. FOREGOING IS CONDENSATION OF FOUR-PAGE CALL ACCOMPANIED BY ROUGH MAP SHOWING LAGOS ISLAND AND SIX REDEVELOPMENT DISTRICTS. 15 COPIES POUCHED JAN. 9 TO MEPD. EMBASSY HAS ALREADY PROVIDED COPIES TO PRINDLE PATRICK AND PARTNERS, COLUMBUS, OHIO, AND COMBUSTION ENGINEERING, ONLY TWO ARCHITECTURAL FIRMS STILL HERE FOR NIGERIAN ARMY HOUSING PROJECT. MEPD SHOULD INFORM OTHER FIRMS INVOLVED THAT PROJECT IN CASE THEY INTERESTED, TAMS RPT TAMS NEW YORK (DANA LOW) AND OTHER FIRMS AS APPROPRIATE, STRESSING THAT THIS IS FIRST OF SEVERAL LAGOS REDEVELOPMENT PROJECTS ENVISIONED.

8. WE BELIEVE CALL WIDELY DISTRIBUTED BUT NOT ADVERTISED. PREQUALIFICATION STATEMENTS DUE FEBRUARY 21 TO: THE PERMANENT SECRETARY, LAGOS STATE MINISTRY OF WORKS AND PLANNING (PHYSICAL PLANNING DIVISION), HEADQUARTERS, P.M.BM QPQTN IKEJA, NIGERIA. (MINISTRY IS IN VICINITY IKEJA AIRPORT.)
EASUM

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NNN

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